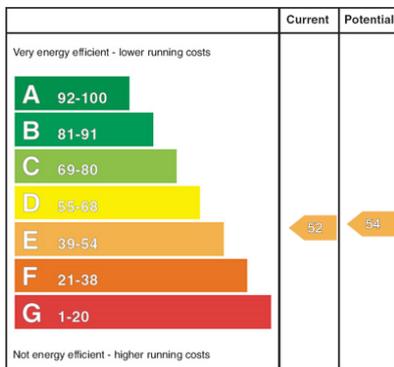


**ALEXANDER
REID & FRAZER**
CHARTERED SURVEYORS

028 4461 9966

info@alexanderreidfrazier.com
CHARTERED SURVEYORS
AUCTIONEERS, ESTATE AGENTS & VALUERS
RATING & COMPENSATION CONSULTANTS
6, ENGLISH STREET, DOWNPATRICK
BT30 6AB, CO. DOWN

39 DRUMROE ROAD, DOWNPATRICK, BT30 7AR



- A stunning detached residence with spacious and extensive accommodation
- Lounge, Dining room, Sun lounge & family Room
- Two master bedrooms with ensuite shower rooms
- Lounge with wood burning stove and solid wood floor
- Beautifully fitted kitchen with dining and island
- Sun lounge with views over the rolling countryside
- Bathroom with corner bath
- Ground floor shower room
- Extensive gardens with beautiful views and ranch entrance gates
- Rear patio and lawns

PRICE: £285,000

Alexander Reid & Frazer are excited to bring to market this exquisite detached residence which is deceptively spacious and well worth a viewing. The home occupies an extremely mature garden with extensive lawns surrounding the property.

The accommodation comprises spacious reception hall, lounge with wood burning stove, dining room, family room, ground floor bedroom with ensuite and walk in wardrobe, ground floor shower room, kitchen with island and dining space, sun lounge. Four good size bedrooms.

Mature and beautifully designed gardens with gravel driveway, detached garage, neatly presented lawns and shrubs.

VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:

Impressive entrance hall with gallery landing

Tiled floor, pvc front entrance door, LED spot lights



LOUNGE:

Spacious lounge with feature wood burning stove with stone surround, cornicing, centre ceiling rose, solid oak flooring, television points and garden views,



KITCHEN DINING WITH ISLAND 22' 12" x 12' 2" (7.007m x 3.704m)

High and low level solid wood doors with integrated Belling oven with gas hob, dishwasher, fridge/freezer, glass display cabinets and granite worktop with wall to work top tiling, feature island which has wicker basket drawers, place for microwave and granite worktop. Under unit lighting and tiled floor, dining area with larder cupboards, LED spot lights





DINING ROOM/BEDROOM
Finished with solid wood floor

11' 11" x 10' 3" (3.629m x 3.130m)



Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

FAMILY ROOM: 13' 9" x 11' 10" (4.185m x 3.618m)
Spacious living room with solid wood flooring, television points



SUN ROOM: 15' 1" x 10' 9" (4.604m x 3.276m)
A lovely room to sit relax and take in the views over the rural hills, finished with tiled floor, cornicing, LED spot lighting, and television point and patio door.



BEDROOM 1 WITH ENSUITE AND WALK IN WARDROBE

12' 9" x 11' 11"

(3.890m x 3.633m)

Bright and spacious ground floor bedroom with laminate style floor, walk in wardrobe plus ensuite shower room



ENSUITE SHOWER ROOM:

Shower cubicle, tiled inset, low level WC, pedestal wash hand basin and floor tiling.

DOWNSTAIRS SHOWER ROOM:

Neatly presented ground floor shower room to comprise large shower cubicle with tile inset, pedestal wash hand basin and low level wc. Attractive floor tiling and spot lighting.



FIRST FLOOR

MASTER BEDROOM WITH ENSUITE SHOWER ROOM 18' 2" x 11' 10" (5.531m x 3.596m)

Radiator, ensuite shower room



ENSUITE SHOWER ROOM:

To comprise shower cubicle, pedestal wash hand basin, WC, chrome towel rail. Attractive tiling.



BEDROOM (2): 17' 8" x 15' 7" (5.389m x 4.762m)
Spacious bedroom with good eaves storage and garden views



BEDROOM (3): 11' 10" x 8' 2" (3.618m x 2.478m)
Radiator and laminate style floor



BATHROOM:

Corner bath with mixer taps, pedestal wash hand basin and low level WC, 1.2 wall tiling with border and chrome towel rail.



OUTSIDE

An attractively well laid out gardens which are mature and have been tastefully designed to create a high degree of privacy. The property is access via a right of way shared between two homes. Gravel driveway leading to the parking and garage.

Neatly presented lawns with an array of Cherry Blossoms, trees, box hedging, shrubs and seating areas.

Benefiting from dawn to dusk outside lighting, taps and garage.

Side lawns with BBQ area and rear patio area with lawns, views over the rolling countryside and access to the garage.

GARAGE: 20' 12" x 13' 7" (6.396m x 4.132m)

Detached garage with roller door, pvc door, boiler, two taps, plumbed for washing machine.





Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.